

---

---

# Electric Service Options

---

---

BNSF site currently within Kansas City Power and Light service area.

## **Two Options**

- City of Gardner could serve site
  - Purchase of service area from KCPL required
  - Short term, site served from Substation 3
  - Long term, new substation south of US-56 required.
- KCPL willing and able to serve site

## **Advantages for City electric service to site**

- Site's electric load offers potential for reduced wholesale electric costs
- BNSF funding for new SW substation, other infrastructure, and possible second connection to KCPL

## **Disadvantages for City electric service to site**

- If annexed, loss of franchise tax revenue from KCPL net sales to site (currently 5%)
  - Potential for only nominal reduction of city rates
- 
-



---

---

# Water Service Options

---

---

Proposed project currently located in Rural Water District No. 7 service area.

## **Two Options**

- RWD No. 7 has 12" main along Four Corners Road
  - District reviewing projected site demand
- City of Gardner could serve site
  - Purchase of service area from RWD 7 required
  - City has 12" main along Waverly, north of 183<sup>rd</sup> Street
  - Water main extensions along 183<sup>rd</sup>, Four Corners Road, 191<sup>st</sup> would provide "looped" service

Projected site water demand is low vs. level of required infrastructure

---

---



---

---

# Wastewater Service Options

---

---

Currently, sanitary sewers are not available. On-site sanitary sewer and stormwater would need to be installed by site developer.

## **Three Options**

- City of Gardner
  - Pump to Kill Creek Plant from lift station near Four Corners & 191<sup>st</sup> Street or pump to Bull Creek Lift Station
- Johnson County Wastewater
  - Pump to New Century Air Center Plant
- Package plant installed to treat area



---

---

# Other City Services

---

---

## **Street Maintenance**

- Pavement design must account for anticipated volume of truck traffic. Once constructed, public streets within city limits would be maintained by the City of Gardner
- On-going road maintenance would be paid by tax revenues from the development.

## **Public Safety**

- Logistics and Intermodal Park may provide certain fire response capabilities, such as equipment
- Defined transportation corridors for Logistics Facility traffic will alleviate the majority of traffic issues
- New fire station and aerial truck already planned for City and would cover this location

## **Parks and Recreations**

- No direct impact on Parks and Recreation Department
- The City receives a Park Impact Fee on all new development
- Currently the City receives \$0.07 per square foot for industrial buildings.

## **Planning and Engineering**

- Planning and Engineering services of the City are paid by those using the service for any development project
  - Developers pay review fees
- 
-